



City of Santa Barbara California

II. B.

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 24, 2017
AGENDA DATE: August 30, 2017
PROJECT ADDRESS: 1585 Overlook (MST2017-00395)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Jessica W. Grant, Acting Senior Planner
Andrew Perez, Planning Technician II

I. PROJECT DESCRIPTION

The 13,047 square foot site is currently developed with a 1,930 square foot single family dwelling with a 560 square foot attached garage. The proposed project involves a 269 square foot, two-story addition consisting of an addition to a bedroom and a new residential office on the lower level, an upper level family room, a 68 square foot expansion of the second level deck, and a new outdoor fireplace. The proposed total of 2,759 square feet is 67% of the maximum allowable floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Front Setback Modification to allow the two-story addition and deck addition to encroach into the required 30-foot front setback (SBMC §28.15.060 and SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Facilities, and 15305, Minor Alterations to Land Use Limitations

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings in Section V of this Staff Report. .

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Brian Miller	Property Owner:	Ken & Jan Ferrell
Parcel Number:	015-151-012	Lot Area:	13,047 sq. ft.
General Plan:	Low Density Residential (Max 3 du/acre)	Zoning:	E-1

Existing Use: Single Family Residence Topography: 9%

Adjacent Land Uses:

North – Single Family Residence (1-story)

East - Single Family Residence (2-story)

South – Single Family Residence (2-story)

West - Single Family Residence (1-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,930 sq. ft.	2,200 sq. ft.
Garage	560 sq. ft.	560 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 3,115 sf 24% Hardscape: 550 sf 4% Landscape: 9,382 sf 72%

IV. DISCUSSION

The 13,047 square foot parcel is located where Knoll Circle terminates into Overlook Lane, at the corner of Overlook Lane and Alameda Padre Serra. As a corner property, it is subject to two front setbacks. The existing dwelling is legally nonconforming to both the primary and secondary required 30-foot front setback. The portion of the house that encroaches the furthest into the primary front setback is located just over 18 feet from the front property line and edge of the public right of way. The proposed project involves an interior remodel, two-story additions to two separate areas along the rear of the existing dwelling, and a two-story addition to the front of the dwelling. The intent of the project is to improve the overall aesthetics of the property and allow for the most efficient use of the space.

The project proposes a two-story addition to a portion of the house that is legally nonconforming to the primary front setback. The addition would provide an additional room on the first floor, allow the second story deck to be enlarged by 68 square feet, and the addition of an outdoor fireplace. This addition would be built along the same plane as the portion of the house to the north, and would terminate at the element of the house that encroaches the most into the front setback. The garage and portion of the house to the north of the addition meet the setback requirements; however, the house is not quite parallel to the front lot line so the in-line addition would encroach one foot into the setback along the southern portion. The result of this triangular portion of the addition encroaching into the setback is approximately 8 square feet of new floor area in the setback. Correspondingly, a portion of the deck would also encroach one foot into the primary front setback.

Staff is supportive of this request because although the project would be adding new square footage in the setback, it would not increase the overall encroachment into the front setback since the area is recessed over 10 feet from the area of the house that encroaches furthest into the setback. This encroachment is very minor and it is not anticipated to adversely impact the openness of the streetscape. Additionally, the location of the improvement on the property is located where Knoll Circle terminates into Overlook Lane, so there isn't a neighboring property directly across the street that would be impacted by granting the requested modification.

Design Review

The project was reviewed by the Single Family Design Board on July 24, 2017, and the Board found the requested modification to be aesthetically appropriate and consistent with the Single Family Design Guidelines.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed addition and expansion of the roof deck is appropriate because the encroachment is minimal and does not increase the overall encroachment into the front setback. Additionally, the improvement is not directly across from a neighboring property further minimizing any potential adverse impacts to the openness of the streetscape or an adjacent property.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 26, 2017
- C. SFDB Minutes, dated July 24, 2017

Contact/Case Planner: Andrew Perez, Planning Technician II
(ACPerez@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4559



City of Santa Barbara California

*** SEPARATELY DISTRIBUTED SITE PLAN ***

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

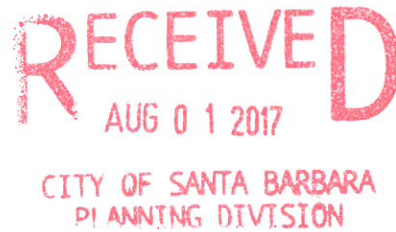
EXHIBIT A

Brian B. Miller
Brian B. Miller Design
1115 Coast Village Rd.
Santa Barbara CA 93108
(805) 407-9001

1.

7/26/17

Staff Hearing officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990



Re: Modification Request for 1585 Overlook Ln.; APN: 015-151-012

There is an existing (2,490 s.f) residence and we are proposing to add a room addition that would currently encroach into the front yard setback. The total area of encroachment is approx. less than 8 s.f.

The modification requested is to allow a small den to be added (147 s.f.) that stays in line with the existing building, and we feel will improve the overall look of the front of the house.

The proposed room addition poses no privacy issues and does not change the overall height of the house but also provides more efficient use of space in the stair hall area.

Sincerely,

Brian B. Miller

EXHIBIT B

NEW ITEM**G. 1585 OVERLOOK LN****E-1 Zone**

Assessor's Parcel Number: 015-151-012
Application Number: MST2017-00395
Owner: Ferrell 2013 Family Revocable Trust
Designer: Brian Miller

(Proposal for 330 square feet of first and second floor additions on an existing 2,490 square foot, two-story single-family dwelling. The proposal includes a 68 square foot upper level deck and remodel of interior space. The proposed total of 2,820square feet of development on a 13,047 square foot lot in the Hillside Design District is 69% of the maximum allowed floor-to-lot area ratio (FAR). The project will address violations in the Zoning Information Report ZIR2013-00314. Staff Hearing Officer review is requested for a Zoning Modification to allow additions and alterations in the required 30-foot front setback.)

(Comments Only. Project requires Staff Hearing Officer Review.)

Continued indefinitely to the Staff Hearing Officer for return to Consent with the comments:

1. The proposed modification request is aesthetically appropriate.
2. The proposed modification does not pose consistency issues with SFDB Design Guidelines